

# SEATON

PRECINCT B

DESIGN CODE

# CONTENTS

1. VISION
2. SUSTAINABILITY
3. SITE CONSTRAINTS
4. ARCHITECTURAL DESIGN PRINCIPLES
5. ARCHITECTURAL ELEMENTS
6. LANDSCAPING RECOMMENDATIONS
7. SIGNAGE
8. SERVICES
9. STORMWATER CONTROL
10. ARCHITECTURAL APPOINTMENTS



# 1. VISION

Seaton straddles some of the most spectacular coastline on the north coast of KwaZulu-Natal. The Design Code's objectives are to ensure;

- The preservation and enhancement of the natural environment,
- The fostering of harmonious relationships between residents,
- The promotion of an aesthetic that is of the highest architectural quality, and is relevant to this environment and to each site specifically.

With this in mind one should strive to embrace every reasonable aspect of sustainable design.

In order to preserve the quality of the view looking back from the beach, only 2 storeys may be expressed and no retaining walls higher than 1 200mm may be visible. Basement structures must be set back a minimum of five meters from the primary façade line. Cantilevered structures projecting forward of these basements are preferred however columns with limited dimensions are acceptable.

Below these structures the coastal dune vegetation must be rehabilitated in order that, when looking back from the beach, the overall effect is of a two-storey development that "touches the earth lightly" and is well integrated into the dune environment.

Roof planes are limited to flat or 5 degree mono-pitch in order to minimise bulk and to preserve the views of homeowners situated uphill. The resultant architectural style will be linear, horizontal and contemporary.

5m building lines will ensure 10m clear distance between structures to ensure visual permeability along this edge.

Neutral colour and natural material palettes are defined, with individuality given expression through the use of bolder colours in key contained architectural elements.

No boundary fences or walls will be allowed, courtyards for the containment of services and pets may be situated within the site's "zone of disturbance"

Architectural submissions to the DRC will be rejected if the overall massing, façade element proportions, and general aesthetic are ill considered and not in the spirit of the objectives sought above.



## 2. SUSTAINABILITY

At Seaton we strongly endorse the reduction of energy consumption through the use of passive design, renewable energy technology, energy efficient power usage and lighting, and low carbon building materials.

Seaton actively encourages home owners to pave the way in terms of energy efficiency, and to strive to make their homes as green as they can possibly be.

### 2.1 PASSIVE ENERGY EFFICIENT DESIGN

Passive design principles use the sensible arrangement of building envelope elements, to allow for human comfort through all seasons, without having to supply additional heating or cooling to the building. Well orientated buildings, efficient insulation, effective shading, good cross-ventilation, and sufficient thermal massing to walls and roofs are all examples of passive design elements that will reduce the reliance on external energy input.

#### 2.1.1 ORIENTATION

Buildings should be optimally orientated to maximise natural light, natural ventilation and protection from bad weather, whilst taking advantage of conservancy views.

#### 2.1.2 SHADING

- Large roof overhangs, horizontal and vertical timber screens and shutters will reduce direct sunlight and heat gain in summer.
- Deciduous trees strategically planted will provide shade in summer and allow filtered sunlight in winter.

#### 2.1.3 SOLAR REFLECTANCE

Roof materials that make use of solar reflectance technology reduce the absorption of heat through the roof during summer, thus reducing cooling related energy demands.

#### 2.1.4 INSULATION

- a. Well insulated roofs, walls and floors will moderate internal temperature fluctuations.
- b. Use of an appropriate type of glazing system will reduce the transfer of energy through windows and doors.

#### 2.1.5 NATURAL CROSS VENTILATION

- Single banked rooms with large openings on opposite façades will facilitate cross ventilation.
- Openable automated or manual clerestory windows will release warm air when required.
- Passive air cooling via ponds and reflection pools will promote natural cooling from prevailing winds.
- The use of fans to facilitate airflow on still humid days is referred over air conditioning systems.

#### 2.1.6 NATURAL LIGHT

All habitable rooms should receive natural light. In non-habitable spaces where access to natural light is not possible, the use of solar tubes and skylights in the plane of the roof is encouraged.

#### 2.1.7 COURTYARDS

Planted courtyards create a visual link to nature. They enhance an indoor outdoor relationship, and create a secluded living space protected from bad weather. They promote cross ventilation and natural cooling, and maximise natural light and ventilation to the interior.

#### 2.1.8 VERANDAHS

Verandahs encourage an outdoor lifestyle. They articulate the massing of a building and provide a layered transition between interior and exterior. They shade large glazed openings and provide filtered light to the interior.

## 2.2 ALTERNATIVE ENERGY SOURCES

Supplementing Eskom power with renewable energy sources is mandatory not only on Seaton, but throughout the whole of South Africa through the introduction of the South African National Standard (SANS) 10400-XA and the SANS 204 Regulations, which regulate energy use and encourage energy efficiency in buildings. It should be noted that the DRC would like owners to exceed the regulations, as we see ourselves as pioneers in this field, and we encourage owners to aim higher.

We have entered a period of doubtful electricity supply with power cuts becoming common. We do not permit the use of diesel or petrol back-up generators, and urge a thoughtful consideration of sustainable energy sources, including photovoltaic solar panels with battery backup, solar geysers, heat exchangers for hot and chilled water, and liquid petroleum gas for cooking and hot water.

## 2.3 ENERGY EFFICIENT DEVICES

Energy efficient appliances (fridges, washing machines, etc..) are widely available within well-known brands. Huge strides have been made with the introduction of compact fluorescent and LED lighting to replace incandescent light bulbs.

## 2.4 RAIN WATER HARVESTING

Harvested water may be stored in a submerged reservoir, with a pump and a ring main. Grey coloured moulded plastic or corrugated iron tanks may be integrated into the design of the house as long as they have been placed in a considered manner. All other tanks are to be screened or clad in a Design Review Committee approved position and finish. The position of the tanks must take into consideration the aesthetics and the practicality of the guttering and downpipes. Please note that open water storage (e.g. in pools or ponds) will not be approved, as these fluctuate and need to be topped up with municipal water to avoid stagnation.

## 2.5 GREY WATER RECYCLING

The use of a double piped system to collect used water from baths, showers and basins is encouraged for irrigation use. A suitable filtration system would be required.

## 2.6 WASTE RECYCLING

Homeowners will be required to separate waste at source and sculleries must be designed to accommodate three bins which will be collected regularly by the HOA.

Bins are to be allocated for:

- Food waste;
- Recyclables (plastic, glass, metal, cardboard and paper)
- Non-recyclables (alkaline batteries, styrofoam , polystyrene)

## 2.7 GREEN BUILDING MATERIALS

Consideration should be made regarding the carbon footprint of building materials. The use of locally sourced, sustainable building materials is encouraged.

We encourage the use of FSC-accredited, locally-sourced timber such as Saligna, from managed forests. Hardwoods from tropical rainforests, are not appropriate, as they are not sustainable.

No creosote is allowed on Seaton due to its high level of toxicity.

[www.atsdr.cdc.gov/phs/phs.asp?id=64&tid=18](http://www.atsdr.cdc.gov/phs/phs.asp?id=64&tid=18)

# 3. SITE CONSTRAINTS

## 3.1 PLANNING PRINCIPLES

### 3.1.1 ZONES

The Bay Seaton is divided into several precincts labelled A-F as per figure 1.

The following principles are applicable to Precinct B.

### 3.1.2 NUMBER OF DWELLINGS PER ERF

- a. No second dwelling is permitted.
- b. A domestic staff dwelling is permitted if positioned so as not to negatively affect neighbours.
- c. Staff accommodation on Seaton needs to be a minimum of 20 sq.m, with direct access to a bathroom and all rooms must have natural light and ventilation.

### 3.1.3 HEIGHT

- a. The maximum building height is 4.5 meters above the relevant site datum indicated in this document, and shall not exceed 9 meters above natural ground level, unless otherwise specified in the site constraints diagram. (figure 3)
- b. No building is to exceed 2 storeys in height except that; a basement may be allowed on sites with gradients exceeding 1:4, where more than 40% of the site is 1:4 or steeper, OR where the dwelling footprint is proposed only on the portion of the site with a gradient of 1:4 and steeper.
- c. Where a basement is permissible, such basement must be set back a minimum of 5 meters from the visible projecting edge of the floor above is illustrated in figure 2.
- d. Natural Ground Level (NGL) refers to the original contours of a site upon purchase, i.e. before any construction or earthworks have taken place.
- e. Architectural features such as chimneys are exempt from this restriction, however these are subject to approval from the Design Review Committee.



FIGURE. 1



FIGURE. 2

### 3.1.4 COVERAGE

- a. The maximum permissible coverage (building footprint) for all roofed structures shall be a 30% of the area of the site.
- Example: on a 1600m<sup>2</sup> stand, permissible coverage is 480m<sup>2</sup> within the disturbance area.

### 3.1.5 FLOOR AREA RATIO

- a. The maximum permissible floor area ratio (FAR) for each site is 0.35.
- b. FAR is calculated as the total floor area of the building over all levels (including basements, lofts and mezzanines and all other building footprints) divided by the total area of the site.
- c. Floor area excludes garages and patios.
- d. The minimum permissible dwelling size is 150 square metres excluding garages, outbuildings and second dwellings.
- e. The maximum permissible dwelling size is set out per the town planning scheme and these site constraints.
- Example: on a 1600m<sup>2</sup> stand, permissible floor area is 560m<sup>2</sup> within the disturbance area.

### 3.1.6 ZONE OF DISTURBANCE

- a. Zones of disturbance are illustrated within the site constraints diagrams.
- b. No buildings, structures, plant or equipment whatsoever may be erected outside the zone of disturbance, except for access road structures and services, which shall conform to the relevant design guidelines.
- c. Structures within a secondary zone of disturbance are subject to a maximum height of 4m below the primary height datum, and are restricted to a maximum lower storey height of 5m inclusive of balustrades and architectural features. Any retaining walls or structural elements over 1m in height below this storey are to be set back a minimum of 1m from the front face. Refer to the Zone of Disturbance 2 diagram.

### 3.1.7 BUILDING LINES

- a. Building lines are illustrated within the site constraints diagram (figure 3).
- b. No structures may be built outside of building lines as set out within the Site Constraints Diagram (Figure 3).

- c. Roof overhangs extending up to 1m outside of the building lines will be permitted.

### 3.1.8 FLOODLINES AND SENSITIVE AREAS

- a. No buildings may be located below the 100 year floodline.
- b. No construction of any nature may be performed within a sensitive area.

### 3.1.9 STORM WATER MANAGEMENT

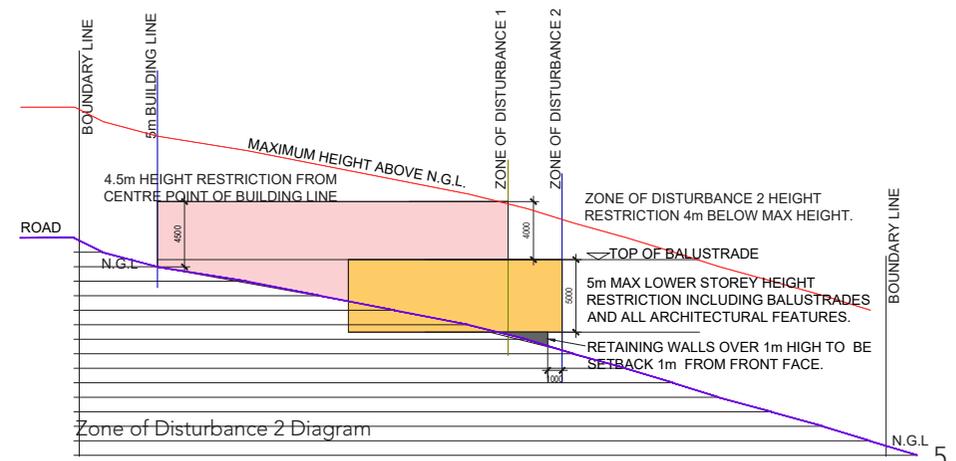
- a. All roof and surface rainwater run-off must either be channelled towards the street or into a pre-designed storm water management system on the waterway/waterfront side of the property. No water run-off may project onto a green open space but must rather be evenly spread so as to minimize erosion and sedimentation.
- b. The water management system is to be designed and specified by an engineer.

### 3.1.10 CONSOLIDATION OF STANDS

- a. No consolidations or subdivisions of erven will be permitted other than with the prior written consent of the developer.

### 3.1.11 COMPLIANCE WITH STATUTORY REGULATIONS

- a. All structures are to comply with the National Building Regulations and the relevant Town Planning Scheme.



## 3.2 PRECINCT B

### 3.2.1 ERVEN

#### 3.2.2 Erven 1027 - 1093

are included in Precinct B

- ▲ 4.5M HEIGHT RESTRICTION ABOVE CENTERPOINT OF STREET BUILDING LINE
- ▲ 4.5M HEIGHT RESTRICTION ABOVE CENTERPOINT OF REAR BUILDING LINE
- ▲ 10M HEIGHT RESTRICTION ABOVE CENTERPOINT OF STREET BUILDING LINE
- ▲ 10M HEIGHT RESTRICTION ABOVE CENTERPOINT OF REAR BUILDING LINE
- ▲ 7.6M HEIGHT RESTRICTION ABOVE HIGHEST POINT OF N.G.L.
- 12M MAXIMUM HEIGHT RESTRICTION ABOVE THE RELATIVE N.G.L. , IN ADDITION TO THE DEFINED HEIGHT DATUM OF THE STAND.

#### DISTURBANCE ZONE

25-30%	40-45%	55-60%
30-35%	45-50%	60-65%
35-40%	50-55%	
SECONDARY ZONE OF DISTURBANCE		

PERCENTAGE OF ZONE OF DISTURBANCE TO SITE AREA

#### BUILDING LINES

SITE BOUNDARY LINES	
2M	12M
3M	25M MEASURED FROM REAR SITE BOUNDARY
4M	28M REAR
5M	30M REAR
6.5M	28M MEASURED FROM REAR SITE BOUNDARY
7.5M	30M MEASURED FROM REAR SITE BOUNDARY
7.7-9M	25-32M REAR
10M	VARIES ACCORDING TO SG DIAGRAM

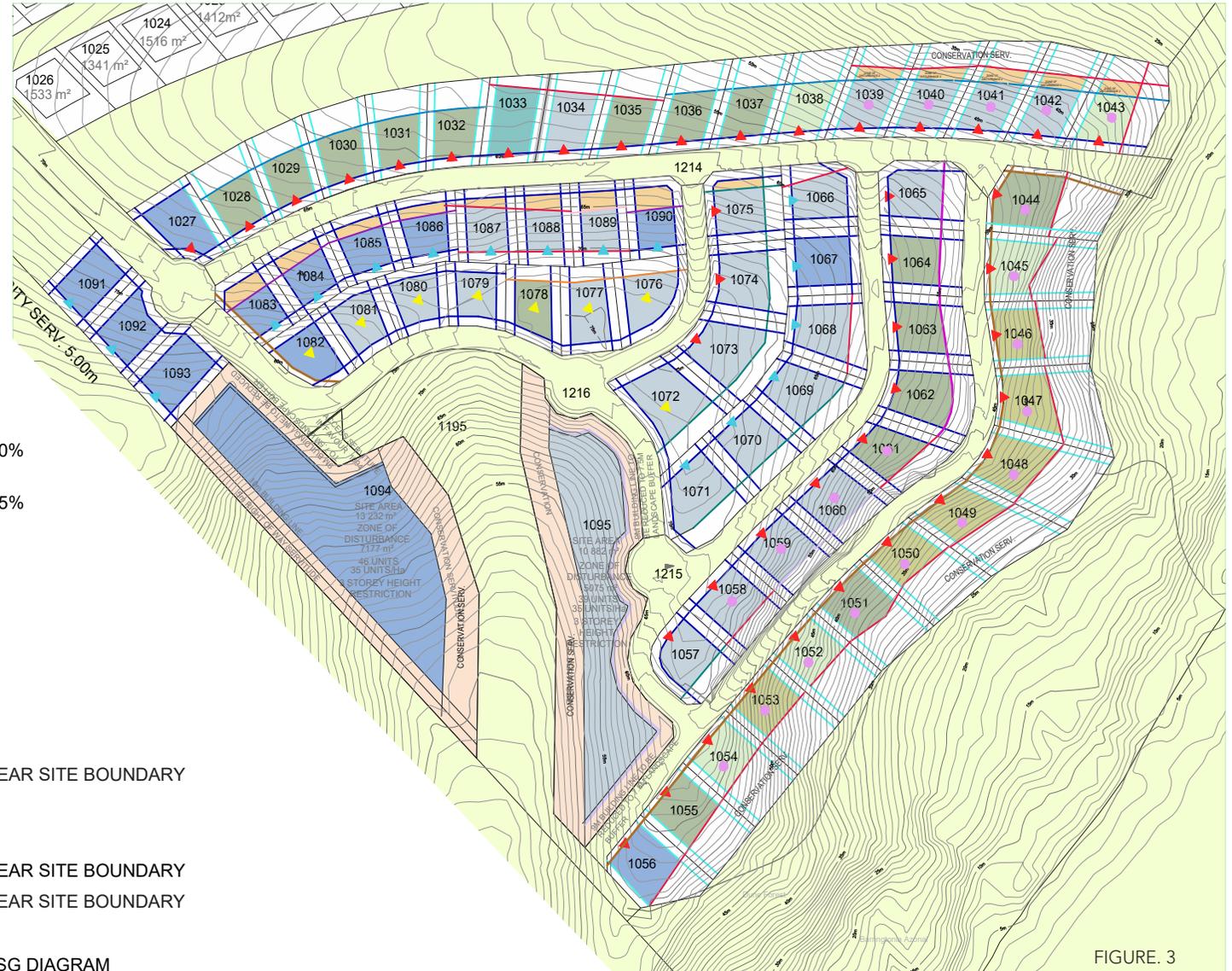


FIGURE. 3

# 4. ARCHITECTURAL DESIGN PRINCIPLES

Architecture and sustainable design are very important to the developers of Seaton who believe that exceptional long-term value will be achieved by controlling the look and feel of the built environment through a combination of a Design Code and an active Design Review Committee (DRC).

The overarching principles guiding the architecture of Seaton are balanced proportion and an appropriate response to both the natural and built environments.

These principals, inter alia, call for the following criteria to be met by any design:

- a. Aesthetically pleasing, innovative, honest, functional and well detailed contemporary architecture.
- b. Well-proportioned and scaled architectural elements and their constituent components.
- c. The appropriate use of passive design principles to reduce unnecessary energy consumption.
- d. The use of sustainable energy sources and building materials to reduce the overall carbon footprint of this development.
- e. The use of a colour palette that is complimentary to the natural surroundings to create a unified aesthetic within the districts and the estate as a whole.
- f. The use of accent colours applied to key architectural elements not exceeding 5% of the façade is encouraged to promote individual identity.

*The DRC Reserves the right to make amendments to the Design Code from time to time.*



*Precinct B Streetscape*



*Precinct B aerial*

# 5. ARCHITECTURAL ELEMENTS

## 5.1 ROOFS

### 5.1.1 FORM & PITCH

- a. Flat soft roofs are limited to 5° pitch.
- b. Mono-pitched roofs with glazed openable clerestory surrounds are encouraged.
- c. Mono-pitched roofs are limited to a maximum 5° roof pitch.
- d. Hipped roofs are not permitted.
- e. Double pitched gable roofs are not permitted.

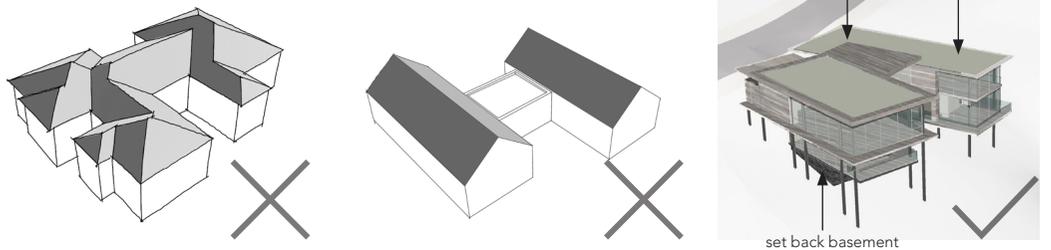


FIGURE. 4



## 5.1.2 ROOF MATERIALS & COLOURS

- Major roof elements must be covered with a minimum of 70% vegetation
- Green roof systems are to be installed, comprising of dune vegetation and grassland species, which require little maintenance and a simple drip irrigation system. Landscaped roofs reduce the visual impact of the roof for residents living uphill and contribute towards heat reduction, whilst uplifting the aesthetic character of both buildings and neighbourhoods.
- Minor roof elements may be planted or covered with gravel or suitable alternative.
- Any other exposed roof elements should be finished to reduce visual impact from above, to the approval of the DRC
- No water storage tanks, geysers, aircons units, heatpumps or similar are permitted to be visible on roofs.

## 5.1.3 EXCLUSIONS

The following are not permitted;

- Fibre cement, concrete or clay roof tiles
- Thatched roofs

## 5.1.4 FASCIAS AND RAINWATER GOODS

- Fascia and bargeboard colours as per approved colour palette.
- Gutters and stormwater downpipes are to be concealed. Exposed pipes or expressed gutters are not allowed.

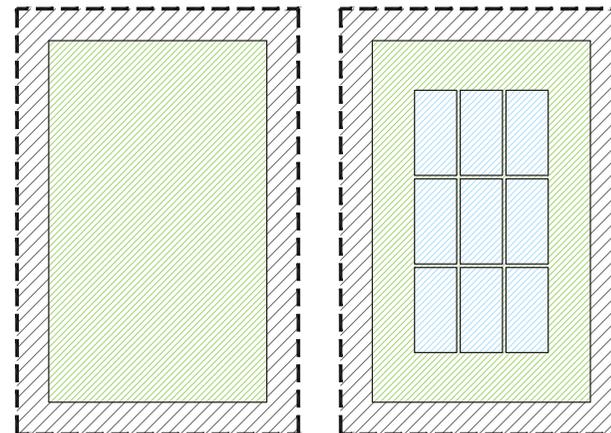


extensive green monopitch roof with gravel surround



extensive green flat roof

FIGURE 5: EXAMPLE OF TYPICAL ROOF COVERINGS



— — ROOF PERIMETER

 >30 % PORTION OF REMAINING ROOF

 <70 % PORTION OF ROOF REQUIRING VEGETATION

 PORTION OF SOLAR PANELS SET IN FROM PERIMETER AND CONTRIBUTING TO 70% MINIMUM

### 5.1.5 EAVES

- a. Eaves are to be a minimum of 900mm wide.
- b. Closed eaves are encouraged
- c. The following materials are permitted for closed eave soffits:
  - Off shutter or lightly skimmed concrete in a light colour.
  - Natural timber slats
  - Fibre cement board, skimmed smooth and painted in a light colour.
- d. Details of all open eaves or those other than the ones stated above are to be submitted to the DRC for approval.



*slatted timber eaves*



*concealed eaves low-pitched roof*

### 5.1.6 CHIMNEYS

- a. Chimneys are to be DRC-approved.
- b. Simple stainless steel or matt black flues from a reputable manufacturer are preferred.
- c. Masonry chimneys will be viewed in accordance with the design of the house.

### 5.1.7 SOLAR INSTALLATIONS AND SKYLIGHTS

- a. Skylights, photovoltaic or other solar panel installations are permitted and may be calculated as part of the vegetation portion of roof coverings as outlined in 5.1.2b.
- b. Skylights photovoltaic and vacuum-tube or similar panels are to be in the plane of the roof.



*stainless steel chimneys*



*skylights within flat green roof plane*

## 5.2 WALLS

### 5.2.1 APPROVED WALL MATERIALS

- Dressed natural stone feature walls in an approved colour range and style. Rustic stonework will not be allowed.
- Dry packed stone cladding in an approved colour range and style.
- Bagged, smooth plastered or painted brickwork per the approved colour palette.
- Facebrick to approved colour and coursing as a feature wall in limited areas.
- Off-shutter concrete.
- "Green" feature planted walls.
- Breeze blocks subject to the approval of the DRC.
- Rammed-earth
- Corten steel or metal cladding to match the roof material and colour.
- Timber cladding and slats in an approved colour range (Dark Imbuia or Ebony, or left untreated to turn silvery grey).
- Exterior grade high pressure laminates in an approved colour range (sample to be submitted on site to DRC for approval).
- Acrylic Solid Surface wall cladding such as Corian in an approved colour range (sample to be submitted on site to DRC for approval).

### 5.2.2 EXCLUSIONS

The following are not permitted;

- Artificial cladding
- Corner quoining, crenellations & rustication
- Exterior arches
- Facebrick/exposed brickwork in large quantities
- Highly reflective surfaces
- Ornate mouldings, surrounds or bands around openings
- Plaster techniques
- Stylized columns



*Corian solid surface cladding*



*Metal cladding*



*timber & stone cladding*



*stone cladding*



*HPL cladding*

## 5.2.3 APPROVED PAINT COLOURS

### MIDAS EARTHCOTE

- Addo
- Arniston White
- Bra Hugh
- Cave Grey 1IEG
- Cedarberg Green
- Conclusion 4EEG
- Cosmos 3GEG
- Dell
- Dolomite 4CN
- Eclaire 4CDP
- Friday 1GCP
- Front Door 1HDP
- Fugards Tearoom
- Goat Hide 2DW
- Great Idea 3AEG
- Grey Dawn 2BW
- Hemp 4AEG
- High Noon 1IDP
- Incense Bundle 3HEG
- Jewel 2ADP
- Karma 2HCP
- Karoo Sand 1HEG
- Kettle Spout 1JDP
- Leather Head 4HDP

- Linseed 4FN
- Magic 2CDP
- Millstone
- Mouldy Granite 1HN
- My Love 2GEG
- Mystique 2EEG
- Nguni
- Pencil Lead
- Peppercorn 2JEG
- Rendezvous 4CEG
- Salt River
- Sixth Sense 1HCP
- Slate of Greys 3JEG
- Somewhere in Between 3EEG
- Stardust 3DEG
- Sugas 2ICP
- Teddy Bear Brown 1JEG
- Topple 1CEG
- Weave 1CN
- Workshop 3IEG

### DULUX

- Aged Stucco 70YY 46/053
- Arrow Wood 10YY 27/060
- Chinchilla White 10YY 46/041
- Cliffside 50 YR 38/017
- Fog Grey 50RR 32/029
- Forest Black 30YY10/038
- Grey Tabby 00NN 16/000
- Grey Tweed 30YY 22/059
- Loam 50YY 12/095
- Mansard Stone 30YY 20/029
- Midnight Hour 50 YR 13/032
- Midnite Hour 50YR13/032
- Obsidium Glass 00NN 13/000
- Ominous 50YR 26/023
- Pendulum 30GY 10/048
- Plateau Grey 40YY 20/081
- Roma Haze 10YY 54/034
- Seal Grey 00NN 25/000
- Slippery Rock 90YY 28/067
- Wet Granite 30RR22/031
- Wood Smoke 40YY 41/054

### PLASCON

- Addo Skin 59
- Aluminium Snow 45
- Beijing Moon 63
- Bovine 47
- Crete Shore 52
- Dark Onyx 42
- Ewa 72
- Geneva Morn 51
- Landing 67
- Light Stone 68
- Mandarin Tusk 49
- Nomadic Dream 56
- Off Shore 50
- Storms Grey 58
- Tribeca Corner 48

## 5.3 WINDOWS & DOORS

### 5.3.1 APPROVED WINDOW AND DOOR TYPES

- Large glazed square or rectangular openings are encouraged.
- Pivot doors in glazed aluminium or hardwood timber.
- Hardwood timber louvres, screens and shutters are encouraged.

### 5.3.2 WINDOW AND DOOR COLOURS

- a. Clear, charcoal or grey glazing is encouraged.
- b. All windows and doors are to be dark imbuia stained timber, or powder-coated aluminium as per the following colour palette or similar approved;
  - Matt Dark Umber Grey
  - Matt Slate Black
  - Matt Stone Grey
  - Matt Traffic Grey
  - Matt Onyx
  - Matt Slate Black
  - Matt New Silver

### 5.3.3 ARCHITRAVES

Ornate architraves and surrounds will not be permitted

### 5.3.4 WINDOW CILLS

- a. The following window cills are approved:
  - Natural, painted or bagged brick on edge cills to approved colour.
  - Natural stone cills to approved colours are encouraged.
  - LGG precast concrete cill types C14, C21 or similar.

### 5.3.5 EXCLUSIONS

The following are not permitted;

- Arched windows
- Burglar bars
- Cottage pane
- Circular or triangular windows
- Highly reflective or coloured glass
- Any material or colour other than those approved



*glazed timber sliding door*

## 5.4 PLINTHS

### 5.4.1 APPROVED PLINTH MATERIALS

- Dressed or dry-stack natural stone.
- Natural, painted or bagged brickwork to approved colour.
- Bagged brickwork with cementitious water repellent.

## 5.5 VERANDAHS, PERGOLAS, SHUTTERS & SCREENS

### 5.5.1 MATERIALS

Verandah structures & pergolas to be natural hardwood timber in an approved colour range (Dark Imbuia or Ebony, or left untreated to turn silvery grey),

Galvanised steel, painted any of the specified roof colours to match or compliment the roof colour from the approved colour list.

Aluminium, powder-coated any of the specified roof colours to match or compliment the roof colour from the approved colour list.

### 5.5.2 PERGOLAS, SHUTTERS AND SCREENS

- a. Lightweight timber pergolas are encouraged - natural hardwood timber left to weather naturally is preferred.
- b. Lightweight steel structure pergolas coloured to match or compliment the wall or roof colour from the approved colour list.
- c. Perforated blinds made of Serge Ferrari Soltis or similar fabric to approved colours.

### 5.5.3 EXCLUSIONS

The following are not permitted;

- Decorative columns
- Proprietary awning structures, retractable or fixed
- Rustic log or gum-pole construction
- Shade cloth
- "Intingus" or latte
- Stained decking - yellow or red tinted stains
- "Victorian lace" screens or any excessive adornment
- Polished Stainless Steel Screens

## 5.6 DECKS

- Varied deck levels are encouraged - with stepped balustrades, sunken fire-pit/seating areas, planters, cut outs in decking for trees & planting etc.
- Natural timber left to weather naturally is preferred.
- Recycled uPVC decking to approved colour is permitted.



*perforated blinds*



*natural timber deck*

## 5.7 BALUSTRADES

### 5.7.1 PERMITTED BALUSTRADES

- Timber balustrades.
- Frameless Glass balustrades.
- Planters as “balustrades”.
- “Visually lightweight” balustrades are encouraged.

### 5.7.2 EXCLUSIONS

The following are not permitted;

- Decorative metal/wrought iron
- Polished stainless steel
- Resin balustrades

## 5.8 GARAGES & CARPORTS

### 5.8.1 GENERAL REQUIREMENTS

- Horizontal slatted hardwood natural timber is preferred.
- Slatted powder-coated aluminium matched to an approved colour.
- Carports and garages to be treated as integral elements of the architectural composition and facade modulation.
- All colours are to match or compliment the wall or roof colour from the approved colour list.

### 5.8.2 EXCLUSIONS

The following are not permitted;

- Metal garage doors (only allowed subject to DRC approval)
- Fibreglass garage doors (only allowed subject to DRC approval)
- Glass garage doors will not be approved
- Steel framed shade-ports & temporary carports will not be approved



gates



carports



carport attached to main dwelling



carport attached to main dwelling

## 5.9 DRIVEWAYS

### 5.9.1 GENERAL REQUIREMENTS

- Only one driveway access per site
- Driveway entrance to be 90 degrees with the road frontage.
- Uninterrupted driveway widths over the verge and services must not exceed 8 metres
- Driveway entrance gradient from the edge of the road up to the site boundary must be a maximum 1:6 gradient
- Driveways must tonally match the adjacent road surface and may only be paved with;
  - Granite Cobble to approved colour
  - Wilson Stone exposed aggregate pavers to approved colour.



Granite cobble



Wilson stone Pavers

## 5.10 COURTYARD WALLS

- Contemporary timber fences per approved samples with timber or steel gates.
- Hedges per the Nature & Landscape Code.
- Dressed natural or dry-packed stone boundary walls in an approved colour range and style.
- Off shutter concrete wall

### 5.10.1 EXCLUSIONS

The following are not permitted;

- Plastered and painted boundary walls won't be permitted.
- Facebrick/ exposed brick boundary walls.



contemporary fence



contemporary fence



silver granite stone boundary wall



travertine stone boundary wall

## 5.11 RETAINING WALLS

- a. Dry-stack natural rock retaining walls in a horizontal format.
- b. Dressed natural stone retaining walls.
- c. Rammed earth retaining walls.
- d. Gabion walls using locally sourced rock.
- e. The maximum exposed retaining wall height is 1200mm.

### 5.11.1 EXCLUSIONS

The following are not permitted;

- Planted interlocking retaining system walls won't be permitted (e.g. Loffelstein)
- Facebrick/ exposed brick retaining walls..

## 5.12 EXTERNAL LIGHTING

### 5.12.1 GENERAL REQUIREMENTS

- a. Exterior lighting of buildings and building elements is permitted on application to DRC.
- b. Undergrowth/landscaping lighting is permitted on application to the DRC.
- c. Solar powered lighting is encouraged.
- d. Ambient type downlighting encouraged.
  - Bollard type lighting not higher than 500mm.
  - Undergrowth tree lighting on application.



*Grey stone wall finish*



*Gabion retaining wall*

### 5.12.2 EXCLUSIONS

The following are not permitted;

- No direct light source may be visible without some sort of diffusion
- Any external lighting that may cause a nuisance to any neighbouring properties, or is hazardous and blinding to any motorist in any road
- Any temporary "decorative type" lighting, tivoli lighting or festive season lighting (may only be displayed for a period of 30 days)
- Any other lighting not listed in specific inclusions
- Street lights covered by cardboard, shade cloth, or any other material as a deflector
- Lollipop or Victorian type lamps and high lights, or any other lights considered offensive or a danger to road traffic and pedestrians
- Harsh floodlights
- Coloured lighting
- Excessive light pollution



*rammed earth walls*



*rammed earth walls*

### 5.12.3 SWIMMING POOLS & WATER FEATURES

- a. The owner of any site which contains a swimming pool shall ensure by means of a wall or fence that no person can have access to such pool from any street or public place, or any adjoining site, other than through a self-closing & self-latching gate with provision for locking in such wall or fence, provided that:
- Where any building forms part of such wall or fence, access may be through such building.
  - Such wall or fence and any such gate shall be not less than 1.2m high measured from ground level, and shall not contain any opening which will permit the passage of a 100mm diameter ball.
- b. Swimming pools & water features are acceptable with the provisions that:
- They are constructed below ground level or terrace level.
  - Above ground pools are to be clearly described subject to approval by the DRC.
  - Natural/eco pools are encouraged.
  - Swimming pools & filtration plants are to be housed within building lines.
  - Discharge pipes from swimming pools must discharge water directly, via a piped system, into the regulated sewer system.
  - Rectangular shaped pools are preferred to other forms.

NOTE: All swimming pool enclosures to comply with SANS 10400-D

NOTE: All swimming pool designs are subject to approval by the DRC

## 6. LANDSCAPING RECOMMENDATIONS

Our aim is to rehabilitate the indigenous vegetation and promote its use within the private erven, so as to enhance the natural beauty of the area and provide habitat for local birds and other fauna on the estate

- a. All architectural plan review submissions must be accompanied by a detailed landscape plan.
- b. All landscape plans must comply with the Seaton Environmental Management Plan and the Nature & Landscape Code available from the Association Office and website.
- c. No landscaping may proceed without the written consent and approval from the Association.
- d. All landscaping must be installed by an Association approved landscaping contractor.

NOTE: SEE THE NATURE & LANDSCAPE CODE FOR SPECIFIC GUIDELINES AND APPROVED PLANT SPECIES LIST

## 7. SIGNAGE

- a. All sites must have a lot/erf number displayed during pre-construction and construction phases.
- b. All sites must have a street address number displayed which must be clearly visible and readable from the road.
- c. The street number must be installed on completion of the project and prior to occupation of the building.
- d. All street numbers and signage details MUST comply with the signage design of the Estate.

## 8. SERVICES

All services are to be concealed (from view from the main road), including:

- a. Air conditioning units, heat pumps and piping (wall mounted units should be hidden from neighbours and general view and to be positioned so as not to cause noise for neighbours)
- b. Gas bottles to be housed in suitably ventilated enclosures
- c. Solar heating panels/photovoltaic panels should be flush mounted against roof structures and their positions shown on drawings (for approval by the Design Review Committee )
- d. Satellite dishes are to be positioned discreetly and not be visible from the road. They may not be mounted on chimneys or masts and ideally should be concealed in roof spaces.
- e. No TV aerials may project above the ridge line of the roof.
- f. Swimming pool & water feature filtration plants to be housed and placed to minimise disturbance to neighbours.
- g. All waste pipes are to be concealed within walls, ducts or service yards and may not be exposed to the exterior.
- h. Washing lines and kitchen yard areas are to be concealed behind a screened wall.
- i. Waste bins are to be concealed in animal-proof enclosures. ("wheelie" type waste bins are encouraged)
- j. Any owner wishing to install a burglar alarm or armed response system is obliged to use the services of the security company contracted by the Association to manage the security of Seaton Estate. There are considerable benefits, such as favourable rates, in using Seaton Estate's service provider. Burglar alarms are to be of the non-audible type.

# 9. STORMWATER & SEWAGE CONTROL

On site STORMWATER & SEWAGE CONTROL Policy:

- a. The stormwater drainage system in the Estate has been designed to the requirements of the Kwadukuza Municipality. The developers and residents of the Estate must ensure that all runoff from hardened areas is properly directed to this system.
- b. The soils within the Estate are highly erodible sandy soils and this must be considered when addressing on sites Stormwater control.
- c. It is a requirement of the development that each site must prepare its own Stormwater Management Plan and have its own Stormwater Attenuation Tank (SAT). The Stormwater Management Plan must be submitted along with the Architects submission drawings in the form of a drawing prepared by a Registered Professional Engineer identifying Stormwater Control during and after construction. All concentrated flow from the site is to be detained in the SAT. The SAT will form part of the Stormwater Management plan for each site.
- d. All runoff from grassed areas which may concentrate against a boundary fence or similar obstruction must also be directed to the municipal system, via the SAT or must be spread such that the discharge does not create erosion downstream from the point of discharge.
- e. The SAT that will accept the stormwater runoff from the site and attenuate the flow of a 1 in 50 year storm to that expected during a 1 in 10 year.
- f. The SAT is also intended to function as a silt trap and must be in place prior to any other construction work taking place on the site.
- g. The stormwater entering into the SAT should discharge into the chamber furthest from the stormwater manhole that the discharge pipe will tie into. Particular care must be taken to ensure that silt is cleaned from the chambers as often as is necessary to keep the system functioning. In this regard it will be the property owner's responsibility to ensure that this occurs, to the satisfaction of the Local Authority and the Estate Manager.
- h. It is the Owners/Developers responsibility to employ a competent Professional Engineer to design the stormwater management plan and SAT appropriate for the construction activities to be undertaken on the site. Such system must however be able to function in the manner that the above principles provide for and must be certified as such by the Engineer.
- i. NOTE: No development will be permitted on any site unless such a system has been designed for and constructed in accordance with the above guidelines and in accordance with the SWMP.
- j. In the case of properties Site No. 685 to 726, individual septic tanks must be installed at the cost of the owner, which septic tanks must comply with the National Building Regulations. Soak-aways must then be built. The position of all septic tanks and soakaways must be approved by the Estates Environmental Control Officer and Engineer prior to construction.
- k. All Septic tanks must be inspected by a professional engineer, appointed and paid for by the owner, and approved, prior to them being closed. In addition, a filter must be placed at the outlet pipe, preventing any foreign matter passing through into the system. Homeowners are to ensure that they place signs in their bathrooms advising people that the houses are on a septic tank system.
- l. In the case of properties Sites no. 727 to 771, these will tie into the estates water borne sewer reticulation network."

# 10. ARCHITECTURAL APPOINTMENTS

## 10.1 REVIEW SUBMISSION PROCEDURE

### 10.1.1 SEATON PANEL OF ARCHITECTS

Only pre-approved architects on the Seaton panel may submit plans to the DRC for review following the specified procedures and format as set out in the clauses below.

NOTE: IT IS ENCOURAGED TO MAKE USE OF THE APPROVED ARCHITECTS AS TO ENSURE THE ENVISIONED ARCHITECTURAL AESTHETIC AND MAINTAIN A HIGH LEVEL OF EXCELLENCE IN DESIGN ON THE ESTATE.

### 10.1.2 USE OF ARCHITECTS NOT ON THE PANEL

- a. Should an Owner wish to use an Architect not on the Seaton panel of Architects, they are required to submit their architect's CV/portfolio (in the form of a link to their website) to the Design Review Committee for review. The relevant CV/portfolio will then be assessed, and if considered acceptable, the architect will be placed on the panel. The architect will be given a comprehensive briefing on the Design Code.
- b. Should the architect NOT be accepted at this stage, they will not be allowed to accept the commission.
- c. Should an Owner/s submit a CV/portfolio of an architect they wish to use, a Review Fee of R6 200 will be charged to the Owner/s for the CV/portfolio to be considered.
- d. Should the architect be approved, the architect will be required to attend an orientation meeting on site for briefing by the DRC.

## 10.2 LIST OF APPROVED ARCHITECTS

Below are listed the approved architects for the Estate. This panel has been chosen on account of the calibre of work that they produce and their suitability to carry out the envisioned aesthetic of the Estate.

The architects who make up our panel at present are:

BLOC Architects  
brandon@bloc.archi  
031 566 3320

Gerhard Architect  
gerhard@gerhardarchitect.co.za  
082 652 3889

Nsika Architecture & Design  
brent@nsika.com  
011 463 0151

TC Design Group (Pty) Ltd  
philip@tcdesign.co.za  
031 502 3625

Coote Clarkson Architects Inc.  
ballito@cooteclarkson.co.za  
andrew@cooteclarkson.co.za  
082 893 7633

H2 Architects  
adrian@h2architects.co.za  
031 261 4729

Paul Nel Architects  
studio@paulnelarchitects.com  
031 313 1230

Walker Smith Architects  
pats@walkersmith.co.za  
031 764 5515

Craft of Architecture  
John@coasite.com  
082 498 8106

Lisa Rorich Architects  
lisa@lrarchitect.co.za  
031 312 0411

Ries-Shaw Architects  
michael@ries-shaw.co.za  
031 566 2499

Wyatt and Baker  
derry@wyattbaker.co.za;  
mike@wyattbaker.co.za  
082 378 2278

Ferguson Architects  
helen@fergusonarchitects.co.za  
031 564 7984

MAP Architects  
jarryd@mapgroup.co.za  
032 946 3853

Rutherford Architects  
julia@rutherfordarchitect.co.za  
073 217 3141

ZAARC  
office@zaarc.co.za  
vageli@zaarc.co.za  
031 569 2041

## 10.3 RULES APPLICABLE TO ALL ARCHITECTS WORKING ON THE ESTATE

- a. It is solely the responsibility of the Owner to enquire as to the status of the practitioner prior to commissioning them. They MUST be qualified architects registered with the Institute of Architects of South Africa (SACAP). Technicians/draughtsmen will not be allowed to work on the estate (even if SACAP registered)
- b. The DRC will not be responsible for monies wasted on “professionals” who are not authorised to work on the estate.
- c. The architect MUST be engaged for a minimum service of design, Local Authority submission drawings and construction drawings (Stages 1 - 4.2 as classified by SACAP) NOTE: However it is recommended that Architects be commissioned for a full service.
- d. Should the architect be appointed for a limited service - the Owner will not deviate from the approved plans without prior input from his architect, and that deviation plans will be submitted to the DRC for approval before the work is implemented on site, no unapproved deviations will be accepted. The Owner takes full responsibility for the changes undertaken during construction.
- e. A motivation letter is required to be submitted to the Association regarding the client managing the project or appointment of a professional Project Manager.
- f. All architects accepting a commission on the Estate will be required to sign a document with the Association prior to the commencement of the commission. The conditions will require acceptance of the following:
  - The architect accepts the current rules pertaining to all architects on the Estate;
  - The architect accepts that the estate’s review submission procedures and documentation requirements will be strictly adhered to, failing which the architect will pay a financial penalty, the amount of which will be determined by the DRC;
  - The architect accepts that should plans be submitted more than three times for review, that a re-submission fee of R3 000 will be charged per submission;
- g. Architects not producing buildings of consistently high calibre may at the sole discretion of the Association can be removed from the “Approved Panel”
- h. The Association will inspect progress on site and sign off the buildings upon completion, thereby certifying that they have been built in accordance with the approved plans
- i. Minor deviations to the approved plan (i.e.. moving a single window) to be approved by the Association prior to the change
- j. Major deviations made to homes during construction need to be submitted as deviation plans for approval by the DRC at the fee stipulated.
- k. Plans submitted after the construction of deviations, and without the approval of the DRC, will be charged a penalty fine and may not be approved.

NOTE: ONCE THE DEVIATION HAS BEEN BROUGHT TO THE ATTENTION OF THE ASSOCIATION, IT IS AT HIS/HER DISCRETION WHETHER A CHANGE IS CLASSIFIED AS “MINOR” OR “MAJOR”

NOTE: This document is attached to the “DRC – PLAN SUBMISSION CHECKLIST”, and is to be signed by the architect and Owner

## 10.4 FORMAT OF REVIEW SUBMISSION

The review procedure consists of two stages aiming to avoid unnecessary time and cost delays. The preliminary plans and models will be examined at the DRC meeting for an "approval in principle":

### 10.4.1 STAGE ONE - PRELIMINARY REVIEW SUBMISSION (CONCEPTUAL)

- a. A3 format bound review submission document (format template to be obtained from the Association Office) - 2 copies of each
- b. Locality plan - google earth image with SDP overlay showing Erf location and site access from municipal road as well as all relevant cadastral, owner and architects information
- c. Site layout/analysis (specific survey drawing from a registered Land Surveyor reflecting the contours of the site, boundary pegs and levels) - illustrating design principles implemented, site constraints, relationship to adjacent sites, buildings (if built) and road, building footprint, 30% soft surfaces, hard surfaces, driveway, retaining walls, orientation and prevailing weather etc..
- d. A 3D site massing computer model - illustrating extent of cut and fill, all retaining walls (position and type of retaining system), platform levels, natural embankments etc..
- e. 1:100 Freehand (accurate) or formal drawings illustrating the following:
  - Floorplan
  - Streetscape elevation
- f. Sustainable approach/es - a brief analysis stating approach etc..
- g. Mood board - inspiration, colours and materials
- h. Email to the Estate Manager a site layout plan in digital format (PDF or JPEG). This is to reflect the boundary of the site, the building footprint, the 30% soft surfaces area and driveway.
- i. UNDERTAKING: The architect is to list any deviations from the guidelines. If such a list is not given and the plans are approved, with deviations being later discovered, the author is responsible for rectifying the deviations and any cost incurred by the DRC. The DRC has the right to revoke approval if deviations are discovered.
- j. NOTE: Attached to the end of this Design Code manual are the relevant

checklists that are to accompany the two stage plans review submission made to the DRC.

### 10.4.2 STAGE TWO - FINAL REVIEW SUBMISSION

- a. A1 Format - 2 copies of each
- b. Local Authority submission plans
- c. May not deviate from Stage One approved submission
- d. Your final comprehensive plans for the Estate shall include the following:
  - A site development plan 1:200. The site plan is to record amongst the normal details any servitudes which may traverse the site in respect of services. The site plan is to also show the proposed contractors yards, storage facilities and access proposal to the site etc..
  - One set of comprehensive building plans of all levels, sections and elevations (min.1:100) as required for Local Authority Submission. Elevations are to be in full colour, indicative of the colours selected and the materials to be used. Sections are to indicate ceiling and roof levels as well as window and door descriptions.
  - All plans are to show all materials used and colours must be selected from the palette of colours as laid down in the architectural guidelines.
  - Plans are to be in detail rather than being marked "as to clients approval". Plans cannot be approved where detail is not provided.
  - A landscaping plan 1:100. The landscaping plan is to include a landscape design with a complete list of suggested plants divided into categories of indigenous trees, shrubs, ground covers, grasses and lawn types, all of which must compliment the site and comply with list of approved plants and guidelines within the Landscape Code provided. Please note that the Environmental Management Plan (EMP) for the Estate is to be adhered to in it's entirety. A copy of the EMP is available from the Association Office. The plan will be checked by a landscaper on the Design Review Committee.
  - Storm Water Management Plan (SWMP), to be approved by the consulting engineers to the Association and the Local Authority prior to any construction activity occurring on site. Each SWMP must be in accordance with the estate's SW Policy.
  - Existing Estate Engineering Services running mid block and on roads must be clearly indicated and annotated on drawings submitted for review

## 10.5 REVIEW SUBMISSION FEES

\*\*PLEASE NOTE ALL FEES ARE SUBJECT TO ANNUAL REVIEW

### RESIDENTIAL ONLY DETACHED (RODE) SITES:

Architects on the panel:

STAGE ONE Submission fee = R5 000 \*includes 2 referrals

STAGE TWO Submission fee = R7 500

Architects not on the panel:

Pre-submission review fee = R6 200

STAGE ONE Submission fee = R5 000 \*includes 2 referrals

STAGE TWO Submission fee = R7 500

### RESIDENTIAL ONLY HIGH DENSITY (ROHD 2) SITES:

Architects on the panel:

STAGE ONE Submission fee = R9 500 \*includes 2 referrals

SDP APPLICATION Submission fee = R8 000

STAGE TWO Submission fee = R15 500

PLUS R2 500 per unit type

Architects not on the panel:

Pre-submission review fee = R6 200

STAGE ONE Submission fee = R9 500 \*includes 2 referrals

SDP APPLICATION Submission fee = R8 000

STAGE TWO Submission fee = R15 500

PLUS R2 500 per unit type

## OTHER FEES PAYABLE

### RESIDENTIAL ONLY DETACHED (RODE) SITES:

Refundable Construction Deposit = R12 500

### RESIDENTIAL ONLY HIGH DENSITY (ROHD 2) SITES:

Refundable Construction Deposit = R25 500

RODE LANDSCAPING Submission review fee = R4 000

ROHD 2 LANDSCAPING Submission review fee = R5 500 + R500 per unit type

RODE CONSTRUCTION LEVY = R1 500 per month

ROHD 2 CONSTRUCTION LEVY = R500 per unit build per month

### AMENDMENTS & DEVIATIONS FROM APPROVED PLANS:

MINOR DEVIATION Submission fee = R2 000

MAJOR DEVIATION Submission fee = R3 500 - R5 500

RODE LANDSCAPING DEVIATION Submission fee = R1500

ROHD 2 LANDSCAPING DEVIATION Submission fee = R2500

RODE FINAL AS-BUILT PLANS Submission fee = R3 500

\*includes completion inspection

ROHD 2 FINAL AS-BUILT PLANS Submission fee = R3 500

PLUS R500 per unit type \*includes completion inspection

NOTE: These fees are to accompany all first building plan review submissions, and are to be paid directly into the following account:

Account Name: .....

Account Number: .....

Held at: .....

Branch Code: .....

Kindly fax a copy of the deposit slip to ..... on fax number: .....

or email to .....

## 10.6 REVIEW SUBMISSION DATES

- a. The plans must be submitted to the Association by 14 days prior to the provided meeting date, and will be reviewed the day thereafter for admittance onto the Agenda of the DRC. Plans not complying with the requirements will be given notification hereof and will be allowed 48 hours in which to make the necessary amendments or additions thereto, failing which they will not be admitted onto the Agenda and will have to wait until the following meeting for admittance and scrutiny.
- b. The DRC will meet at least once a month and such dates will be published by the Association. Dates may be slightly flexible to accommodate members of the DRC.
- c. The Association shall have up to 14 days from the date of the review submission meeting to provide you with comments and/or the status of your plans approval etc..
- d. All communications regarding the submission and approval of plans is to be done through ..... at the Estate's Association Office and NOT with the DRC members.

..... contact details are as follows:

Tel: .....

Fax: .....

Email: .....

NOTE: THE DECISION OF THE DESIGN REVIEW COMMITTEE IS FINAL

## 10.7 LOCAL AUTHORITY SUBMISSION

Following approval by the DRC, plans must be submitted to the Local Authority as per the standard required submission procedures to obtain planning approval prior to commencement of construction.

NOTE: The Local Authority will not scrutinize any drawings without the ESTATE'S approved stamp.

NOTE: the controls of this building design code do not override those of the Local Authority. Both the drawings approved by the DRC or the Association and the Local Authority are to be reflected on the working drawings/construction drawings. A compulsory site handover meeting must take place with a representative of the Association prior to any site work commencing.

## 10.8 COMMENCEMENT OF CONSTRUCTION

### 10.8.1 BUILDING PERIOD

- a. In terms of the Contract of Sale and Title Deed on freehold sites (SR):
  - The Purchaser shall within a period of 36 (thirty six) months from the Date of Transfer have commenced the construction of the Dwelling on the Property with a minimum floor area of 150 (one hundred and fifty) m<sup>2</sup> (excluding garages and verandahs).
  - The Purchaser shall within a period of 18 months from the commencement of construction have completed the construction of the Dwelling on the Property with a minimum floor area of 150 (one hundred and fifty) m<sup>2</sup> (excluding garages and verandahs).
- b. The Contractor is to be NHBRC registered.

### 10.8.2 BUILDING CONSTRUCTION - GENERAL

- a. Prior to the commencement of construction the following conditions are to have been fulfilled:
  - Prior to commencement of construction a fully refundable deposit shall be payable as stipulated within the fees payable listed on page 22. The DRC is entitled to access the site for the full duration of the contract period.

- b. The building deposit will be retained until the building is complete and an inspection has been undertaken by the Association Office to confirm the following:
  - That the building has been built in accordance with the approved plan and/or that the deviation plans have been approved and the house built in accordance with these;
  - That the roads, verges, services, kiosks etc.. have not been damaged during the construction process. If they have been then these monies will be used for the rectification thereof.
  - That there are no outstanding fines due by the contractor. If these have not been paid then they will be deducted off the building deposit.
- c. NOTE: Should the above found to be in order then the building deposit will be returned to the Owner.
- d. Prior to construction activity occurring on site, a Storm Water Management Plan (SWMP) must have been approved by the Association/consulting engineers and the Local Authority.
- e. Please note that an On-Site Storm Water Attenuation System must be an integral component of the site's Storm Water Management System and must be constructed as one of the first construction activities in accordance with the Estate's SW Policy.
- f. Construction on site may only commence once you are in receipt of a letter from the Local Authority granting you permission for early commencement in accordance with the stipulated rules and regulations by the Local Authority. Alternatively (and preferably) your plans are to have been approved by the Local Authority and a letter is to be provided to this effect.
- g. A copy of either of these letters is to be provided to the Association prior to the commencement of construction.
- h. The landscaping plan MUST be approved prior to construction commencing.
- i. The Contractor is to have been briefed and have accepted the terms and conditions of this document.
- j. Once approval has been obtained, site camp is to be set up as follows:
  - The site is to be totally enclosed with an 80% factor dark green shade cloth, 1.8m high with a single access and egress gate at a single point entry to be determined and agreed between the Association and the builder / architect / owner. The external battens are to be painted dark green. This is to be maintained to a high standard at all times.
  - By way of shade cloth, Bulk Fence provide a "Shademesh Fencing", a weld mesh fence incorporating 80% green shade cloth fencing. It provides a neat finish to the site and is maintenance free.
  - A site board is to be erected within 7 days of the site handover date.
  - Containers used on site are to be green or grey in colour.
  - The Association will remove all plants from the verge prior to site establishment to permit a single access point.
  - Suitable on site toilet facilities are to be provided and maintained in a hygienic condition.
- k. Prior to construction, it is advisable that a detailed Geotechnical Investigation be carried out on each individual site to more accurately determine the method of founding suited to the proposed structure to be developed.
- l. The contractor is responsible to identify and peg the position of the site and to ensure that the screening off takes place within the site area.
- m. Co-ordinates of peg numbers can be obtained from our land surveyor, ..... – contact tel: .....

### 10.8.3 DURING CONSTRUCTION

- a. NOTE: Refer to the Estate's Developers and Contractors Protocol.
- b. NOTE: The Association does not submit any plans to the Local Authority on behalf of Developers or Owners. The submission of plans to the Local Authority for approval is entirely the responsibility of the appointed professional Architect and/or Principal Agent

REVIEW SUBMISSION CHECKLIST	1	2
LIST OF REQUIRED DRAWINGS - See template for Stage 1 submission		
Locality plan		
Site layout/analysis (survey drawing showing contours, boundary pegs & levels)		
3D site massing model - extent of cut & fill & retaining walls		
3D views - min. of two images illustrating true colours & materials		
Floorplan 1:100 on site plan (showing extent of site & adjoining properties)		
Streetscape elevation		
Sustainable approach - a brief analysis		
Mood board - inspiration, colours & materials		
Site Plan		
Floorplan/s		
Electrical Layout		
Elevations		
Sections		
Pool details - plan & sections including fence extent & design		
Water reticulation		
Glazing Schedule		
Landscaping plan		
Storm Water Management Plan (SWMP)		
Driveway section/details		
<b>SITE CONSTRAINTS</b>		
FAR - <b>0.35</b> - schedule of areas annotated		
COVERAGE - <b>30%</b> - schedule of areas annotated		
FRONT BUILDING LINE as per site constraints - annotated		
SIDE BUILDING LINES as per site constraints - annotated		

REVIEW SUBMISSION CHECKLIST	1	2
REAR BUILDING LINE as per site constraints - annotated		
Height - Wall plate not exceeding <b>7.0 metres</b> (above natural ground level to wall plate) - must be annotated		
Neighbours consent for encroachment of building lines attached (if applicable)		
Single dwelling min. area of <b>150sqm</b>		
Parking - minimum requirements achieved - single garage & one off street		
<b>30%</b> of the total area of the site must be "soft surfaces"		
Planting servitude (access from bottom of site) as per landscape code - annotated		
Planting servitude (access from top of site) as per landscape code - annotated		
Roof pitch of <b>22 degrees</b> or less (access from bottom of site) if applicable		
<b>ROOF</b>		
Roof form - as per architectural guidelines		
Roof Pitch - as per architectural guidelines		
Roof overhangs - min <b>600mm</b> or none		
Finish - all exposed roof members to be natural or painted		
Roof covering - as per architectural guidelines and/or sample provided if not on approved list - full annotation		
Skylights - following the same pitch as roof		
Gutters - powder coated aluminium to match roof colour or half round galvanized iron and round down pipes		
<b>WALLS</b>		
Wall finish/materials to be annotated		
Colours to be annotated		
<b>DOORS &amp; WINDOWS</b>		
Door material, colour & texture to be annotated		

REVIEW SUBMISSION CHECKLIST	1	2
<b>VERANDAHS, DECKS &amp; PERGOLAS</b>		
Columns & pergolas - natural timber or steel to be annotated		
<b>BALUSTRADES</b>		
Ballustrades - stepped ballustrade, glass or approved design		
<b>GARAGES, CARPORTS</b>		
Garage facing road - must be concealed as continuous element (cladding)		
Door material, colour & texture to be annotated		
Garages attached to main structure		
Garage perpendicular to road		
Carports attached to main structure		
Carports treated as detailed pergola		
<b>DRIVEWAYS</b>		
Only one driveway access per site & 90 degrees with road frontage		
Driveway must not exceed <b>3.5 metres</b> in width		
Driveway extended to road edge		
Driveway gradient not to exceed <b>1:6</b> for the first <b>10m</b> inside property		
Services on verge indicated on plan		
Paving design layout - colour & pattern indicated		
<b>BOUNDARIES, RETAINING WALLS &amp; COURTYARDS</b>		
No boundary walls or fences on road frontage boundary		
Courtyard/front wall set back & not exceeding <b>1.8m height</b>		
Screen walls to be annotated & not exceeding <b>1.8m height</b>		
Retaining walls to be annotated in detail - max. 2.0m height		
All retaining walls exceeding <b>1.0m height</b> to be approved & specified by Engineer		
Clear View type fencing or other mesh type fencing on approval allowed within building lines on side & rear boundaries - extent & heights annotated. Colour black		

REVIEW SUBMISSION CHECKLIST	1	2
<b>EXTERNAL LIGHTING</b>		
All external lighting to be indicated		
Landscape lighting to be indicated on landscape plan		
<b>SWIMMING POOLS</b>		
Swimming pools & water features to be annotated including extent of fence		
Pool/water feature filtration plants to be housed & placed to minimize disturbance		
<b>SIGNAGE</b>		
Signage - position indicated & annotated		
<b>SERVICES</b>		
All waste pipes to be concealed		
AC/HP units to be concealed from neighbours & general views		
Gas bottles to be concealed & in ventilated enclosures		
Solar heating/photovoltaic panels to be flush mounted against roof structure		
Washing lines, kitchen & yard areas are to be concealed		
Waste bins to be concealed		
<b>STORM WATER CONTROL</b>		
SWMP prepared by an engineer		
Underground/concealed water tanks - annotated		
Storm water channel/cut-off drain required at driveway (for site where garage is the same level or above the road level)		
<b>ADDITIONAL NOTES</b>		